



City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This is to inform you that on April 21, 2015, the City of Alameda approved Design Review Application No. **PLN14-0682** at 3264 Adams Street. This determination has been made following a review for consistency with the City of Alameda's Development Regulations and Design Review Manual.

Project Description: This project is a revision to the Design Review application for a three-story single-family home originally noticed on January 29, 2015. This new proposal has been reduced down to an approximately 2,876 sq. ft. two-story single-family home with an overall height of approximately 26 ft. The proposal will result in the demolition of the existing 1,389 sq. ft. one-story home built in 1948, which is not listed on the Historical Building Study List. The existing driveway will be shifted towards the south, widened by two feet, and will not result in the loss of on-street parking. The project is located within an R-1 (One Family Residential) zoning district

This project is subject to the following conditions of approval, which shall be placed on the first page of the building permit plan set under a heading titled "CITY OF ALAMEDA, DESIGN REVIEW CONDITIONS OF APPROVAL":

- (1) This approval is valid for two years and will expire on April 21, 2017 unless construction has commenced under valid permits. *Please note: The approval may be extended to April 21, 2019 upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Kelly Dichoso, received on March 11, 2015 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this letter.
- (3) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits.
- (4) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (5) Building Permit plans shall incorporate the approved window schedule.
- (6) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (7) The applicant shall provide landscaping of sufficient height in the rear yard deemed sufficient to provide adequate screening, to mitigate potential privacy impacts. The

applicant shall submit a final landscaping plan, for review prior to finalization of the building permit for this project.

- (8) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Community Development Department at least four days prior to the requested Planning Inspection dates.
- (9) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (10) Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.
- (11) Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

Environmental Determination:

This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 - Existing Facilities – operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

Findings:

- (1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing building and surrounding neighborhood. The project is located within the R-1 (One Family Residence) Zoning District and designated as Low Density Residential by the General Plan. The R-1 zone allows single family homes with a maximum height of up to 30 feet. The project complies with all development regulations in the R-1 zoning district, including height, building setbacks, lot coverage, and parking.
- (2) The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses. This project involves a new approximately 2,876 sq. ft. two story home to replace a 1,389 sq. ft. one story home. The

original three story design was reduced down to two stories to be more consistent with the one and two story character of the surrounding neighborhood. The proposed design incorporates a prominent front porch and a hip and low pitch gable roof, consistent with the surrounding neighborhood. The second story is set back from the front elevation, reducing visibility, and creating a second story that does not loom over the street. The articulation reduces massing, and creates a subordinate story to the first floor volume. The two car garage is consistent with the character of other properties in the neighborhood. Trees along the rear property line provide privacy screening to the adjacent neighbor, therefore, minimizing privacy concerns. The building setbacks for the new house are compliant with the Zoning Ordinance and are consistent with existing building setbacks for the adjacent buildings.

- (3) The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development. The proposed house features hipped and low pitch gable roofs and a prominent front porch consistent with homes in the surrounding neighborhood. The roof type also brings the overall building height consistent with two story houses in the neighborhood. The building materials including windows, trims, and siding details are compatible with similar features in the neighborhood.


Please Note - This is not a Building Permit:

This approval is for Design Review only. You must submit separate plans and a building permit application in addition to paying required fees in order for the project to move forward in the plan check process for issuance of a building permit. Information on Building Permits is available online at <http://alamedaca.gov/permits>.

This Decision May Be Appealed or Called for Review:

This Notice of Decision is required by Alameda Municipal Code (AMC) Section 30-36.3. An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision is mailed. The appeal must be made in writing on a form provided by the City stating in detail the factual basis for the appeal, and filed with applicable fees at the Permit Center, 2263 Santa Clara Ave, Room 190, Alameda, CA 94501. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten-day period lapses without an appeal or a call for review.

Approved: Andrew Thomas, City Planner

Per: 

Henry Dong, Project Planner

Date: April 21, 2015